003.0	0003	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	947,100 / 947,100
					USE VALUE:	947,100 / 947,100
					ASSESSED:	947,100 / 947,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TEEBAGY JEANNETTE M/TRUSTEE
Owner 2:	JEANNETTE TEEBAGY TRUST
Owner 3:	
Street 1:	48 MELROSE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 2469 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	492,300		454,800	947,100
Total Card	0.114	492,300		454,800	947,100
Total Parcel	0.114	492,300		454,800	947,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.67 | /Parcel: 383.67

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	2883
GIS Ref	
GIS Ref	
Insp Date	02/07/09

!288!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	492,300	0	4,950.	454,800	947,100		Year end	12/23/2021
2021	104	FV	469,600	0	4,950.	454,800	924,400		Year End Roll	12/10/2020
2020	104	FV	469,800	0	4,950.	454,800	924,600	924,600	Year End Roll	12/18/2019
2019	104	FV	364,000	0	4,950.	483,200	847,200	847,200	Year End Roll	1/3/2019
2018	104	FV	364,000	0	4,950.	352,500	716,500	716,500	Year End Roll	12/20/2017
2017	104	FV	341,100	0	4,950.	307,000	648,100	648,100	Year End Roll	1/3/2017
2016	104	FV	341,100	0	4,950.	261,500	602,600	602,600	Year End	1/4/2016
2015	104	FV	303,400	0	4,950.	255,800	559,200	559,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:17:40

LAST REV

Date	Time
07/25/19	11:30:59
jorourke	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.: 288

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TEEBAGY JEANNET	29612-173		1/4/1999	Convenience	1	No	No		N

USER DEFINED

Prior Id # 1:	2883
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Mail Update	MM	Mary M
2/7/2009	Meas/Inspect	197	PATRIOT
9/21/1999	Meas/Inspect	264	PATRIOT
8/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08568466
Const Adj.:	0.98000199
Adj $ / SQ:	191.515
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668845
Depreciation:	176575
Depreciated Total:	492270

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

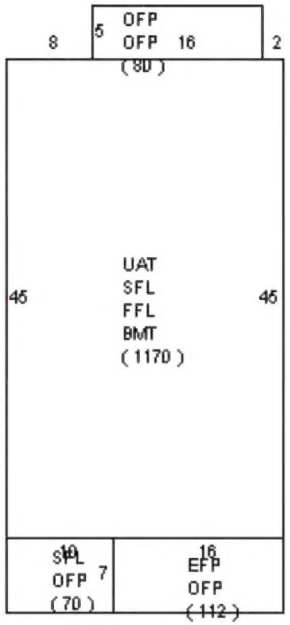
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.52
Special Features:	0	Val/Su Net:	113.77
Final Total:	492300	Val/Su SzAd	204.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,240	191.520	237,479
BMT	Basement	1,170	57.450	67,222
FFL	First Floor	1,170	191.520	224,073
OFP	Open Porch	342	20.900	7,147
UAT	Upper Attic	293	88.100	25,768
EFP	Enclos Porch	112	50.500	5,656

Net Sketched Area:	4,327			Total:	567,345
Size Ad	2410	Gross Area	5204	FinArea	2469

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	48	A	AV	1975	0.00	T	35.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	